

*Your connection to the sea.*

## **Bremerton Waterfront Property Development Project**



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USEPA SF



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## The Goal

Our vision of Mariner's Landing is to maximize the potential of our commercial waterfront property by creating an exciting, prototypical nautical venue that serves a multitude of boating, residential and recreational activities.



# The Concept

## Mixed-Used Development

The Goal of Mariner's Landing LLC is to create a vibrant mixed-use marine development in a neighborhood that is ready for revitalization and change. The neighborhood is just minutes from the new Harborside District which is the center of the downtown Bremerton redevelopment and revitalization.

The mixed-use concept will follow current development trends which incorporate a mix of commercial and residential uses. An example of this locally is in Bainbridge where several new developments feature ground-floor retail or office space with condominiums on the upper levels. Marina developers are also following the mixed use trend and are including condos and townhomes in their project designs.

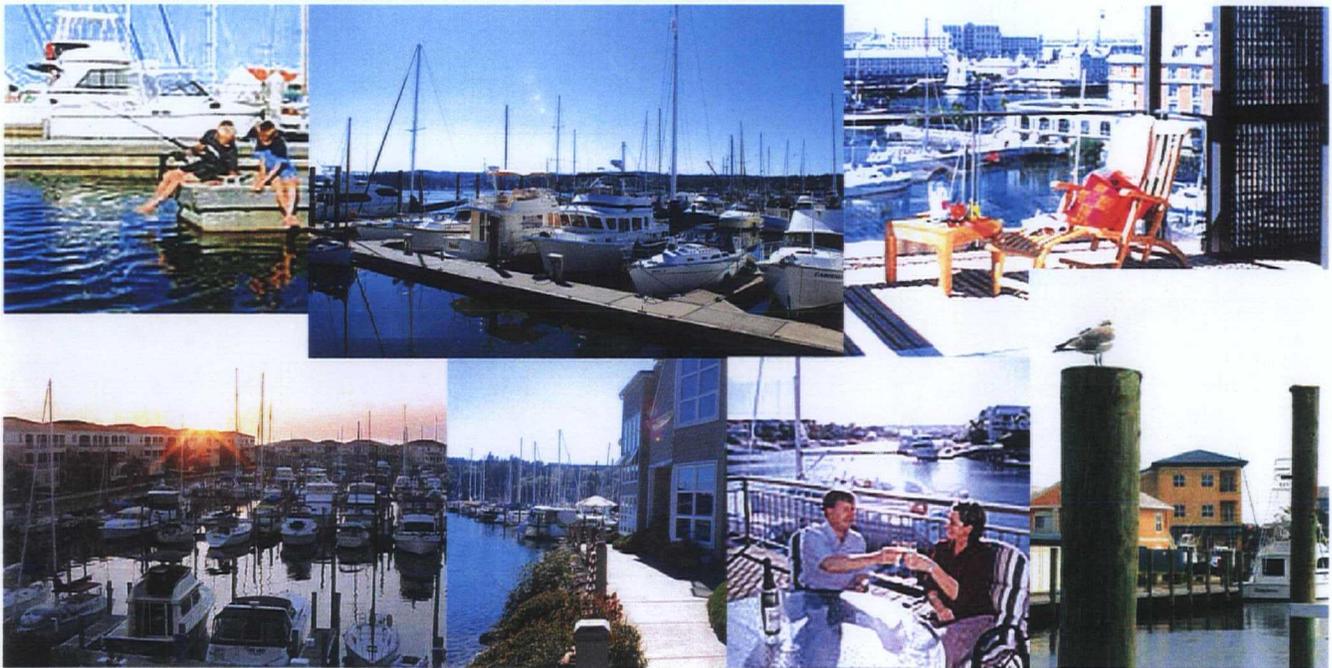
Our development will incorporate the following uses:

- Marina
- Boat yard and haul out
- Boat storage and launch
- Marine business park
- Restaurant
- Residential



## Live, work and play on the water.

Waterfront real estate is in high demand. Many people desire to live by the water and enjoy the relaxing views of boats, bridges, marinas and boatyards. By developing our property with mixed uses, we can incorporate the enjoyment of waterside living with the amenities offered by the commercial sector. Boaters will enjoy the convenience of storing their boats close to home in wet or dry storage, and a full range of boating services. The proposed restaurant will be well within walking distance, and is estimated there may be 100 or more people employed here. People may live, work and find recreation all within the development.



## Waterfront Esplanade

The City of Bremerton has obtained \$9 million in funding for an overwater boardwalk that will connect the downtown marina to Evergreen Park. If this walkway was extended to connect all three marinas—the Port of Bremerton Marina, Mariner's Landing Marina and the Port of Washington Marina, the public would gain valuable access to the waterfront and have a safe and pleasant way to walk, or cycle to the downtown area and ferry terminal. This would help the city's goal of becoming more pedestrian friendly, and relieve traffic and parking problems. It could be a major attraction to the city.



# The Concept

## Eclectic Nautical Architecture

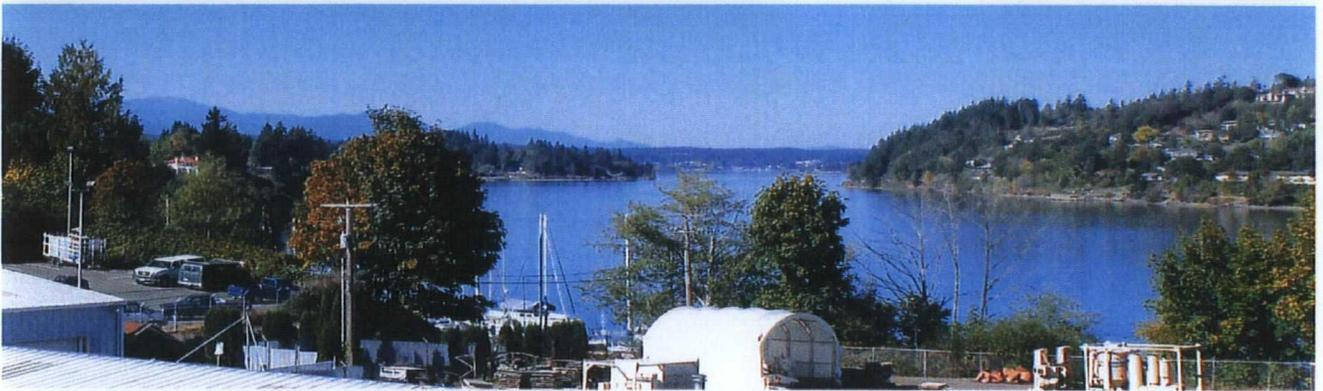
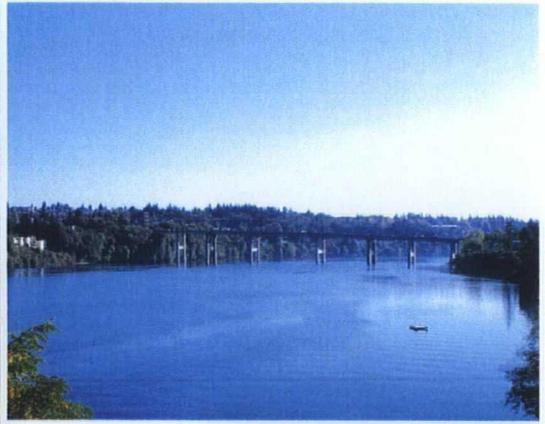
The architectural style of the complex will be an eclectic blend of traditional maritime utilitarianism, familiar sea-side resort expressionism, and an array of funky, weather beaten structures that will provide a quaint, universally appealing ambience.

A nautically themed street will run through the development, and will offer access to the marine businesses.

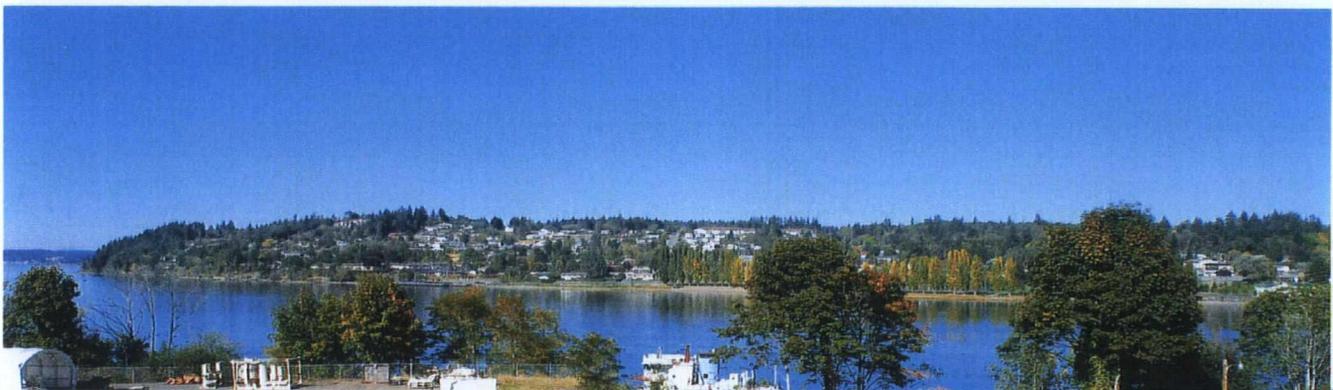
The landscaping will include robust native plants and ground cover. Hard surfaces will be appropriate to a working maritime environment and will utilize permeable materials wherever possible to enhance storm water management.



# The Property



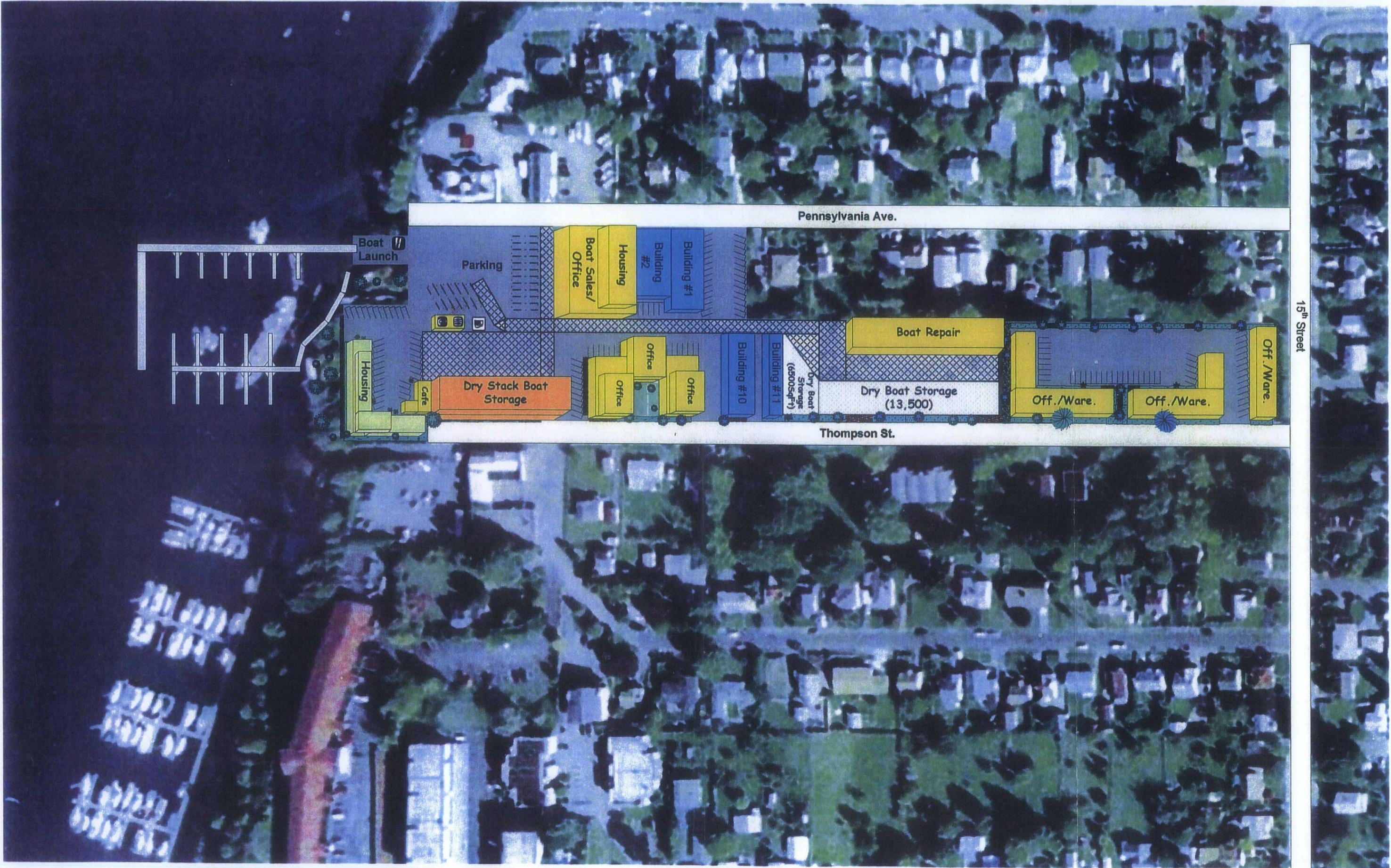
Views from the property





# The Property





Pennsylvania Ave.

Boat Launch

Parking

Boat Sales/  
Office

Housing

Building #2

Building #1

Housing

Cafe

Dry Stack Boat  
Storage

Office

Office

Office

Building #10

Building #11

Dry Boat  
Storage  
(6500sqft)

Boat Repair

Dry Boat Storage  
(13,500)

Off./Ware.

Off./Ware.

Off./Ware.

Thompson St.

15th Street

# Mariner's Landing LLC

## Description of the Property



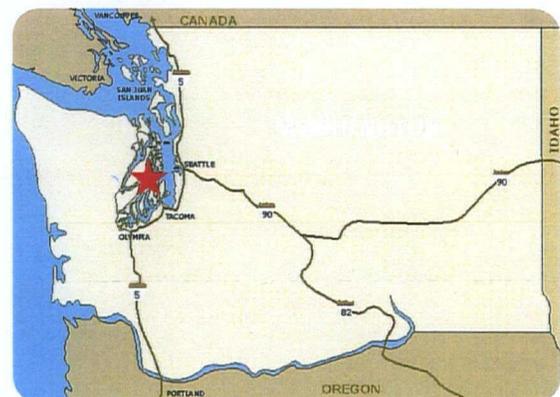
*Aerial view of the property looking south*

The property is bordered on the West by Thompson Drive, the East by Pennsylvania Ave, and the South by 15th Street. The Northern side is Puget Sound waterfront.

The Property (outlined in green), is 5.6 acres and is zoned "Marine Industrial" (MI). This newly created zoning by the City of Bremerton is "intended to provide for areas of marine-related light industrial uses", including marine sales, service, repair and storage.

Residential is allowed as a secondary use, with a density of 10 units to an acre.

The parcel outlined in yellow is 0.55 acres, and is also zoned Marine Industrial. It is hoped that this parcel will be obtained by the City of Bremerton as a potential site for a boat ramp.





# Project Description

## Boat Yard and Large Boat Dry-Storage

Mariner's Landing will be a fully integrated maritime facility for the storage, maintenance, supply and repair of workboats and recreational vessels. At present there is no maritime maintenance and repair facility in Bremerton, the largest city in Kitsap county.

Phase 1 is the creation of a boatyard and boat storage facility. A boat ramp will enable the use of a boat transporting piece of equipment called the *KMI Sea-Lift* to haul boats of up to 45 tons, and/or 65 feet in length from the water.

This innovative lift requires no special rails, or concrete pads and can be driven on grades up to 12%. The Sea-lift is capable of safely carrying most hull types including displacement hulls, catamarans, and sailboats without any special equipment. When carried to the repair or storage yard, vessels can be placed within inches of each other, maximizing space.



The boatyard may include space for the following:

Propeller maintenance, repair and replacement

Diesel engine repair

Outboard engine repair

Transmission repair

Metal fabricator

Painters

Fiberglass maintenance and repair

Electronics

Carpentry

Sail and canvas maker

Boat building

Offices for the following professionals:

Marine Engineers

Naval Architects

Ship Brokers



**Innovative Boat Haul-out**

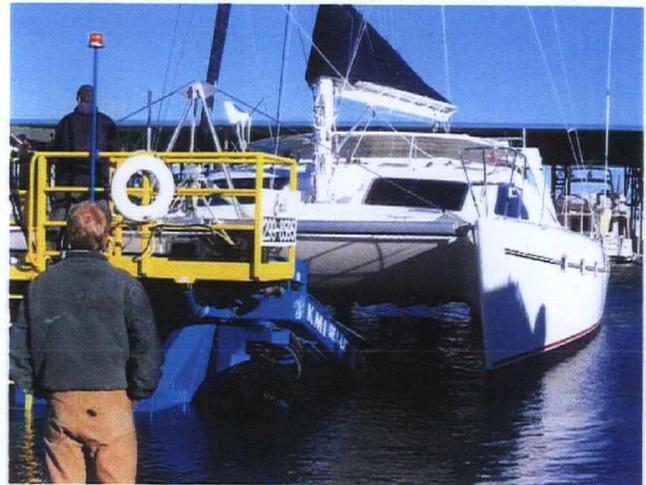


**The KMI Sealift is capable of hauling out boats up to 65 feet in as little as 60 seconds.**





# Project Description



The Sealift can carry most hull types.



Large Boat Dry Storage



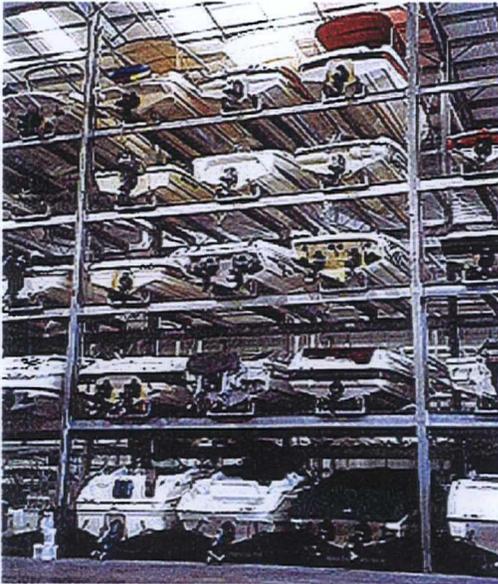
Boats are placed within inches of each other, maximizing space, and are accessed from the stern by way of permanent scaffolding.





# Project Description

## Heated Dry-Stack Boat Storage



Smaller boats, up to 35 feet in length will be stored in a heated, dry-stack storage building. A large forklift will be used to stack the boats 4 high.

Dry stack is the ultimate in boat storage. There are many benefits in keeping a boat in a dry, heated environment.



### **Convenience**

With a quick phone call from the boat owner, our dry stack team will launch the boat and have it tied to the dock, fueled up and ready to go. On the return, the owner ties to the dock, and we do the rest. The boat is given a fresh-water rinse and returned to its space.

### **Weather Protection**

There is no damage from rain or extreme temperatures, no winterizing is necessary, there is no sun fading, wave damage, or fouling from sea-life.

Dry stacking boats greatly improves their appearance, performance and resale value.

### **Lower Maintenance**

Dry stack boats are not subjected to the harmful effects of salt water corrosion, and do not accumulate marine growth so require no bottom painting. Boaters can spend their time out on the water enjoying themselves rather than doing maintenance.

### **Security**

Access to the storage area will be restricted, and the building monitored by cameras. Boat owners will be able to log-on to the online video cameras to check on their boats at their convenience.

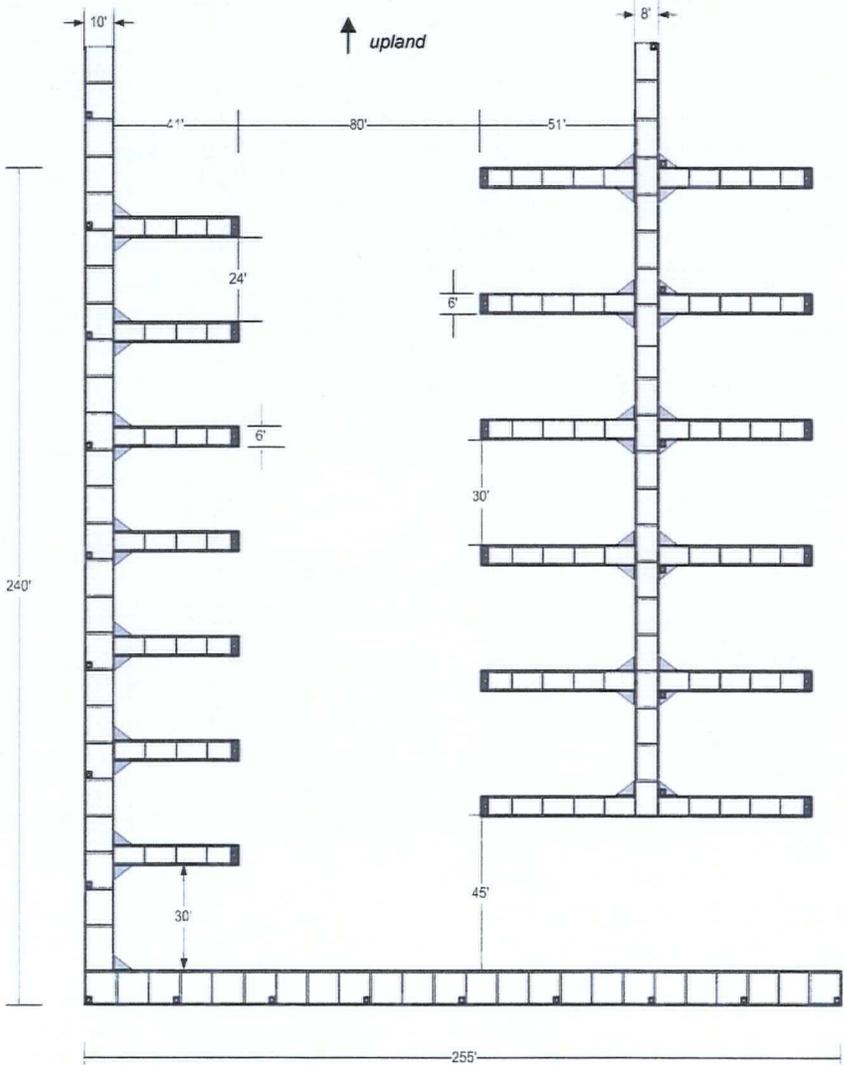
### **Environmentally Friendly**

Dry boat storage reduces or eliminates waterway pollution in the form of oily bilge water, fuel/lubricant leaks, sewage spills, litter and the discharge of chemicals from toxic bottom paint .



## Marina

Phase 2 is the construction of a 37 slip marina. This will compliment the expansion planned by the Port of Bremerton to the existing marina in downtown Bremerton.



The marina will include the following services:

- Marine fuel station
- Pump-out
- Restrooms
- Showers
- Laundry



Mariners Landing LLC

Marina Project

S/PF 8.5x 11		FSCM/NO	DWG NO 100306	REV 2
SCALE 1in = 40ft. 0in.		SHEET		1 OF 1



# Project Description

Phase 3 is the development of a "marine business park", designed to attract the supporting businesses that will find it beneficial to be in the near vicinity of the boatyard. These may include boat sales, retail marine supplies, specialized boat repairers, sail-makers, boat builders, marine insurance brokers and large boat dry-storage.

These buildings will consist of office/warehouse with some retail space.

Plans for a café or restaurant are included.



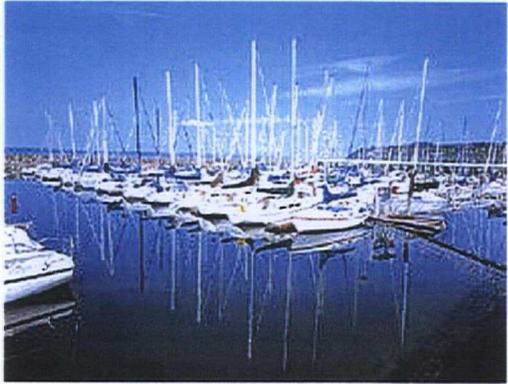
## Marine Business Park



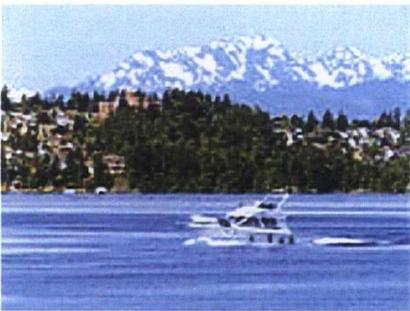
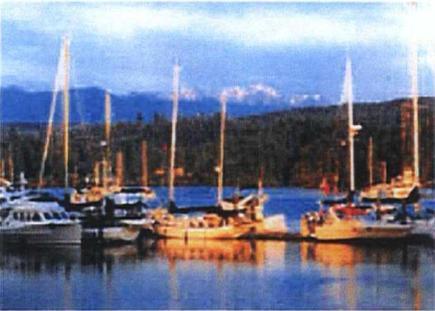
# Mariner's Landing LLC



Phase 4 is the residential phase. Condos will be built with views of the mountains, Puget Sound, the marina, and the working boatyard.



## Waterfront Living





Mariner's Landing LLC

Courtesy of the Kitsap Consolidated Housing Commission

*The new downtown Bremerton Waterfront 2008*

# The Company

CONTACTS:

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F. Paul McConkey .....Member

Margaret McConkey..... Member

Paul "Trip" McConkey.....Member / General Manager

Kerry P. McConkey..... Member / Office Manager

Mariner's Landing LLC was started by F. Paul McConkey with the purpose of developing a project to which the community will be proud.

Paul has been a lifetime boater and is no stranger to the requirements of boat ownership. During his more than 30 years of business in Bremerton, Paul has owned and operated several company's including American Marine Industries which constructed marinas, and manufactured and sold concrete floats. American Marine Industries built marinas internationally and on both coasts of the US, including a 1,200 slip marina for the Port of Los Angeles.

Paul is the technical advisor to the Government of Japan on Marinas.

Paul's son, Trip McConkey was brought up on the water and if he is not out on it, he can often be found under it - scuba diving. He has been involved in every aspect of the marina construction business, from concrete float construction, to foreman on an international marina project. Trip was a boat captain and scuba diving instructor in the Cayman Islands for 13 years. Growing up in Bremerton, Trip feels very attached to the city and it's future. Since his return to Bremerton 3 years ago, he has joined the growing number of boat owners in the area.



Company Headquarters



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